

APPENDIX I- PLANNING GRANT APPLICATION FORM

Applicant (Agency & address - including zip) <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> City of Concord 1950 Parkside Drive Concord, CA 94519 Attn: Michael W. Wright </div> <div style="width: 35%; text-align: center;"> Check one <input checked="" type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> MPO <input type="checkbox"/> COG <input type="checkbox"/> RTPA <input type="checkbox"/> JPA <input type="checkbox"/> Joint Proposal </div> </div>		Proposed Date of Completion: June 2012 Grant Amount Requested: \$ 859,970 If Joint Proposal, list participating entities/ contact person:
Lead Applicant's Name: City of Concord		
Title of Proposal (summarize the deliverable to be funded by this grant) Grant application for preparation of Climate Action Plan and Natural Resource Conservation Plan		
Applicant's Representative Authorized in Resolution Name: Dan Keen Title: City Manager Phone: (925) 671-3150 Email: dan.keen@ci.concord.ca.us	Person with Day to Day Responsibility for Plan (if different from Authorized Representative) Name: Michael Wright Title: Director, Community Reuse Planning Phone: (925) 671-3019 Email: michael.wright@ci.concord.ca.us	
Check all of the following that are incorporated or applicable to the proposal:		
Focus Area <input checked="" type="checkbox"/> Focus Area # 1 <input checked="" type="checkbox"/> Focus Area # 2 <input type="checkbox"/> Focus Area # 3	Program Objectives <input type="checkbox"/> Applying for 20% EDC set aside <input checked="" type="checkbox"/> Improve air and water quality <input checked="" type="checkbox"/> Promote public health <input checked="" type="checkbox"/> Promote equity <input checked="" type="checkbox"/> Increase affordable housing <input checked="" type="checkbox"/> Increase infill and compact development <input checked="" type="checkbox"/> Revitalize urban and community centers <input checked="" type="checkbox"/> Protect natural resources and agricultural lands <input checked="" type="checkbox"/> Reduce automobile usage and fuel consumption <input checked="" type="checkbox"/> Improve infrastructure systems <input checked="" type="checkbox"/> Promote water conservation <input checked="" type="checkbox"/> Promote energy efficiency and conservation <input checked="" type="checkbox"/> Strengthen the economy	
Eligibility Requirements (mandatory) <input checked="" type="checkbox"/> Consistent with State Planning Priorities <input checked="" type="checkbox"/> Reduces GHG emissions on a permanent basis <input checked="" type="checkbox"/> Collaboration requirement		
Priority Considerations <input checked="" type="checkbox"/> Demonstrates collaboration & community involvement <input checked="" type="checkbox"/> Addresses climate change impacts <input checked="" type="checkbox"/> Serves as best practices <input checked="" type="checkbox"/> Leverages additional resources <input type="checkbox"/> Serves an economically disadvantaged community <input type="checkbox"/> Serves a severely disadvantaged community		
I certify that the information contained in this plan application, including required attachments, is complete and accurate Signature: 8/30/10 <div style="display: flex; justify-content: space-between;"> Applicant's Authorized Representative as shown in Resolution Date </div> Print Name and Title: Dan Keen, City Manager		

2.0 Proposal Summary Statement

The City of Concord is seeking a *Focus Area Local Sustainable Planning Grant* for development of a *City-wide Climate Action Plan (CAP)* and *Natural Resources Conservation Plan (NRCP)* from the Strategic Growth Council (SGC) through the Sustainable Communities Planning Grant and Incentives Program. The grant will be used to develop a City-wide CAP and a Natural Resources Conservation Plan that will support the implementation of the City's Los Medanos Area Plan. Starting in the spring of 2006, the City and its local and regional community stakeholders have worked to define how to reuse an infill site that represents 25% of the City's land mass. Connected to the North Concord/Martinez Bay Area Rapid Transit (BART) station, the 5,000 acre Inland portion of the Concord Naval Weapons Station provides a unique opportunity to create a truly sustainable community that reduces greenhouse gas (GHG) emissions, preserves and restores natural habitat, and protects public health while providing a diverse range of housing and commercial/retail opportunities for all economic levels. Compact/dense development with a strong transit orientation provides opportunities for ground-up infrastructure that minimizes energy usage and maximizes green technologies and conservation.

Local and regional stakeholders helped to set a vision for the reuse of the base which has guided staff and consultants in site planning, and adherence to the vision has strengthened the consensus around the proposed Area Plan. The transparent community-based planning process, including over 45 workshops, study sessions, and board/commission meetings, is an example for other communities and represents Best Management Practices (BMP's) in a host of areas.

The City has developed funding to support this four-year planning effort from a variety of sources including its own Redevelopment Agency, the Department of Defense, Office of Economic Adjustment, the US Department of Energy, ABAG/MTC and the US Department of Housing and Urban Development. Funding from the SGC will leverage and be leveraged by these other funds, totaling some \$8 million. Despite the work done to date there still remain two major planning efforts that will determine the success and effectiveness of the Los Medanos Area Plan. For the Area Plan to be incorporated into the City's 2030 General Plan a full, City-wide CAP needs to be developed building on the four strategies developed for the Area Plan: Integrated Transportation and Urban Form; Building and Site Energy; Water and Waste; and Public Education/Collaboration. However, implementation of the CAP is based on a transit-oriented/compact land use pattern that preserves protected wildlife and restores sensitive habitat. To achieve a single set of site-wide permits from state and Federal wildlife and public health agencies the City has agreement to prepare a NRCP for the 65 percent of the site that is slated to remain as regionally important wildlife habitat. This will hold the integrity of the plan and insure the development of a sustainable community that will be world class and fiscally/financially sound.

The City has a strong and collaborative working relationship with its regional governments including ABAG and MTC and has been designated a Priority Development Area (PDA). The Bay Area Rapid Transit is a sponsor of the City's PDA designation.

3.0 Proposal Description

The City of Concord has spent the last four years developing a plan to reuse the 5,000-acre Inland portion of the Concord Naval Weapons Station. The City Council adopted a Reuse Plan (per Federal statute) and certified a Final EIR and Mitigation Monitoring Reporting Plan in February 2010. The City has developed the Los Medanos Area Plan from the Reuse Plan, which addresses policies and standards for land use/transportation and resource conservation. The Los Medanos Area Plan is supported by a site-specific CAP. These documents will allow amendment of the General Plan to include the Reuse Plan in a manner consistent with various regional planning documents and laws/regulations governing municipal general plans. The Reuse Plan and Final EIR, the Los Medanos Area Plan and Los Medanos CAP will all serve as a foundation for the City-wide CAP and the site specific Los Medanos NRCP described herein.

In addition to the work done to date there are two major planning efforts needed to promote sustainable outcomes consistent with the Area Plan:

- Creation of a City-wide CAP, to be adopted as an amendment to the City's General Plan, which would be a complement to and leverage of the CAP for the Los Medanos Area Plan and would ultimately result in more consistent and robust programs and strategies for reducing the climate impacts of activities in Concord, stemming both from the community as well as from City operations.
- Securing a site-wide NRCP for habitat protection/enhancement from state and Federal natural resources agencies. The City has agreed to prepare a NRCP for the 65 percent of the site that is designated open space in the approved Reuse Plan and Los Medanos Area Plan. The City would be able to leverage extensive biological and hydrologic work on the site and within a two year period produce a plan that would allow site-wide permits to be issued to the City as the applicant, thereby avoiding the scenario of multiple developers separately pursuing permits, which would be more time-consuming and expensive, with much less assurance of successful permitting by the resource agencies.

Based on the principles in the Los Medanos CAP, the following City-wide CAP framework links climate action planning with the state's goals, the vision and standards for the Los Medanos Area, and the City's full set of activities addressing climate and environmental protection. The overarching goal of effective climate action is being added to the 2030 General Plan and applied to the whole City.

These CAP goals and principles are as follows:

Climate Action (CA) Goal 1: Effective Climate Action

Climate Action (CA) Goal 2: Reduction in Area-Wide Greenhouse Gas Emissions

Climate Action (CA) Goal 3: Effective Climate Change Adaptation

Principle CA-1: Strive to achieve a higher level of GHG reduction than is required by the GHG reduction target in recognition of the statewide objective of achieving an absolute reduction in emissions of GHGs.

Consistent with the Los Medanos Climate Action Plan, the City-wide Climate Action Plan will follow the ICLEI Process:

- 1. Conduct a baseline GHG emissions analysis/inventory*
- 2. Set a target for emissions reduction*
- 3. Develop an action plan to meet the target*
- 4. Implement actions in the plan*
- 5. Monitor and verify emissions reduction progress*

- Principle CA-2:** Establish clear responsibility for oversight and coordination of CAP implementation within City government.
- Principle CA-3:** Require all public and private organizations within City boundaries that are active in development and conservation activities to participate in GHG reduction activities consistent with the City-wide CAP.
- Principle CA-4** Conduct monitoring activities to determine the effects of implementing the CAP's GHG Reduction plan and to gauge its cumulative impact on greenhouse gas emissions over time. Revise the plan and implementing activities periodically if needed to attain the 2030 reduction target.

Similarly, a unified/site-wide conservation strategy for the Los Medanos Planning Area will protect the integrity of the site's natural resources and ensure development of a sustainable community consistent with City and regional objectives. Goals and principles for the NRCP are:

- Conservation Goal (C) 1:** Ensure a protected and accessible open space system.
- Conservation Goal (C) 2:** Ensure integrated conservation planning and on-site mitigation.
- Principle C-1:** Avoid adverse impacts to sensitive natural resources. If adverse impacts cannot be avoided, take steps to minimize or mitigate them to the greatest extent possible.
- Principle C-2:** Obtain natural resources permits that incorporate state, Federal and regional resource protection criteria that otherwise would be required as specific development is proposed.

3.1 Threshold Eligibility Requirements

3.1.1 Proposal Consistency with State Planning Priorities

The City-wide CAP and NRCP seek to apply BMP's to benefit the City of Concord in a manner consistent with the state's Planning Priorities as follows:

- **Promoting Infill Development and Investing in Existing Communities.** The proposed City-wide CAP and NRCP balance both infill and cultural and historic preservation. Protecting the site's open space through the NRCP provides an opportunity to concentrate development in areas with the lowest natural resource value and avoid higher-quality natural resources. Infill occurs on a regional scale, as the site is currently underutilized but is also lacking in existing essential transportation and utility services.
- **Protecting, preserving and enhancing environmental and agricultural resources.** The use of a site-wide plan will prevent piecemeal protection of environmental resources.
- **Encouraging location- and resource-efficient development.** The Los Medanos Area Plan calls for efficient use of land with compact, mixed-use development around the North Concord/Martinez BART District Station and in villages organized along the high-capacity transit spine. New utility systems will be sized to reflect the latest in conservation techniques and will offer opportunities for new infrastructure systems such as recycled water and natural stormwater management. The entire Area Plan program was designed to be financially feasible and fiscally sustainable, as supported by economic modeling performed throughout the planning process.

3.1.2 Proposal Consistency with GHG Emissions Reduction Requirements

The City-wide CAP will specify strategies for achieving GHG emission reductions consistent with the Global Warming Solutions Act of 2006 (AB 32) and regional plans.

The GHG Reduction Program that was designed for the Los Medanos Area Plan, as embedded in the Los Medanos CAP, takes into account the Area Plan's vision and standards, its transportation system, physical setting, and climate. Key elements of this vision will be applied to the City-wide CAP to maximize effectiveness through mutually reinforcing initiatives within and between the Los Medanos area and the remaining portions of the City of Concord. The GHG Reduction Program is comprised of the following three types of initiatives:

- **City-wide Development:** Implementation of Los Medanos development standards City-wide with a focus on climate action. The standards will address urban planning and design features, generally implemented at a District or neighborhood level, that enhance the likelihood of success of other GHG Reduction strategies. For example, mapping orientation of streets that can provide optimal exposure to the sun's rays is a development standard that contributes to the efficiency of rooftop solar arrays. The standards and policies in the City-wide CAP will also incorporate adaptation to climate change.
- **Sector-Based Actions for Four Principal Emissions Sources**
 - **Integrated Transportation and Urban Form:** Strategies that refine the City's emphasis on compact, mixed use development that stimulates walking, bicycling and transit use, combined with multimodal facilities, services and programs designed to reduce vehicle miles traveled while offering convenience and a high quality of life.
 - **Building and Site Energy:** Strategies associated with a six-step process that reduces energy loads, increases efficiency through passive and active methods, and provides energy from renewable sources such as solar, wind or anaerobic digestion (waste-to-energy).
 - **Water:** Methods to lessen energy consumption associated with domestic and commercial water use, including irrigation water.
 - **Waste:** Energy use and direct emissions associated with domestic and commercial waste
- **Education and Collaboration:** Outreach to households and businesses in the City that support the full range of climate actions, and collaboration with organizations and service providers that share responsibility for achieving the Plan's goals.

This approach is consistent with the state's CEQA Guidelines, Section 15183.5, which stipulates the following key elements for a GHG Emissions Reduction Plan:

- Identify Emissions Sources
- Quantify Emissions (existing and projected)
- Establish a Significance Threshold for Emissions from Activities
- Specify Measures or Performance Standards to Achieve Emissions Reduction Target
- Adopt Plan through Public Process for Environmental Review

3.1.2.1 California's Global Warming Solutions Act of 2006 (AB32)

The City-wide CAP will fully integrate climate-related state statutes and Executive Orders through its development of GHG emissions reduction targets consistent with Executive Order S-3-05 (2005), as signed in to law by California's Global Warming Solutions Act of 2006 (AB32).

There are a number of commonly accepted protocols for developing GHG emissions inventories. This CAP follows the Local Government Operations Protocol (LGOP) accepted by the California Air

Resources Board, the California Climate Action Registry, The Climate Registry, and ICLEI. Consistent with AB32, the Los Medanos CAP specifies strategies for an on-site GHG emissions reduction of 37 percent compared to a business-as-usual case by the year 2030. While the CAP does not require the use of specific strategies, the demonstration program within the CAP shows quantitatively how that level of reduction is possible using current technologies and strategies.

The City-wide CAP will expand the application of GHG reduction strategies to the remaining 75 percent of the City's land area with strategies from the Los Medanos CAP as well as strategies that are developed specifically for application City-wide. For example, we see potential for placing emphasis on existing private building retrofits; public infrastructure, buildings, and operational management; and City and regional transportation policies to support shifts toward lower-emission modes. Further, the NRCP will ensure that resource conservation and restoration does not fall to the last parcel seeking land use approvals, thereby maintaining the integrity of an Area Plan that promotes GHG reductions to be considered. As a priority development area under the ABAG/MTC One Bay Area Working Group, Concord is closely aligning its sustainable community strategy with regional strategies (see Section 6.0 Collaboration Requirement Letter).

3.1.2.2 Consistency with Regional Plans

Other applicable regional plan compatibility included in Climate Area Plan includes:

- Contra Costa County General Plan
- Contra Costa Urban Limit Line
- Contra Costa County Airport Land Use Compatibility Plan
- BART Master Plan
- The Metropolitan Transit Commission Regional Transportation Plan
- BAAQMD Air Quality Guidelines
- East Contra Costa County Habitat Conservation Plan (HCP)

3.1.3 Proposal Consistency with Regional Goals and Collaboration Requirements

The development of a CAP for the City will be done in cooperation with ABAG/MTC, the Attorney General's office and BAAQMD. Similarly, development of a conservation plan will include consultation with the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers (USACE), California Department of Fish and Game (CDFG), and Regional Water Quality Control Board (RWQCB) and coordination with the JPA implementing the East County Habitat Conservation Plan.

3.1.3.1 Local and Regional Interagency Collaboration

In developing the Reuse Plan and Los Medanos Area Plan/CAP, local and regional stakeholders helped to set a vision for the reuse of the former naval base which has guided staff and consultants in site planning. Adherence to the vision has strengthened the consensus around the Area Plan and CAP for the site. See Section 3.3.1 for continued collaboration.

3.1.3.2 Community Engagement and Collaboration

The City has demonstrated its continued commitment to transparency and community engagement (with over 45 workshops, study sessions and board/commission meetings) in the planning process. Please see Section 3.3.1 for further discussion on collaboration.

3.2 Program Objectives

In addition to meeting the Sustainable Cities Grant Program's primary goal of greenhouse gas emissions reductions (Section 2.0), the City of Concord CAP and NRCP meet the additional program objectives

identified, which together form the basis of a sustainable community. This section describes how each program objective is met by the proposed project.

3.2.1 Improve Air and Water Quality

Air Quality

Applicable Strategies:

- Implement land use strategies including protection of open space and sensitive habitats as a result of the NRCP
- Design connected, multi-modal transportation networks
- Manage parking supply
- Apply transportation demand management strategies
- Reduce vehicle idling
- Build walkable neighborhoods within a ¼ -mile radius to services/schools

Indicators:

- Ozone levels (decrease)
- Particulate matter (decrease)
- Greenhouse gas emissions (metric tons CO₂e) (decrease)

Water Quality

Applicable Strategies:

- Collaborate with the California Stormwater Quality Association to increase awareness of developers, residents, and businesses about Stormwater BMPs
- Compliance with USACE and RWQCB permit conditions
- Integrate sensitive habitat restoration/enhancement with water quality improvements and flood control

Indicators:

- Length of Mt. Diablo Creek channel restored (increase)
- Length of other drainage features protected from development (increase)
- Acres of wetlands and natural watershed lands protected (increase)
- Acres where natural stormwater management features can be implemented (increase)
- Acres of areas protected from flooding (increase)

3.2.2 Promote Public Health

Applicable Strategies:

- Improve local air quality with the reduce vehicle miles traveled
- Prompt walkable, bike friendly neighborhoods
- Provide park/recreation facilities within ½ mile of all residents

Indicators:

- Decrease in population with asthma (decrease)
- Decrease in overweight/ obese population (decrease)
- Increase walking or bicycling miles traveled (increase)
- Acres of parkland/1,000 residents (increase)

3.2.3 Promote Equity

Applicable Strategies:

- Provide 10-15% of all residential units as affordable
- Improve City-wide connectivity

Indicators:

- Access to transit (increase)
- Access to pedestrian and bicycle facilities (increase)
- Strong jobs/housing balance/fit (increase)
- Access to enhanced community facilities (increase)

Stakeholder Engagement/Community Outreach

The City actively included the Monument Corridor community (Latino) in the planning for the CNWS. The City worked with local non-profits such as Contra Costa Interfaith Supporting Community Organization (CISCO) (an interfaith coalition) to engage community leaders to personally encourage residents to participate; held a Spanish-language planning workshop in the community; offered real-time translation at all public workshops; and provided all materials in Spanish. Similar efforts will be undertaken as part of the City-wide CAP development.

3.2.4 Increase Housing Affordability

Applicable Strategies:

- 15 percent minimum affordable housing on site
- Meet needs of homeless with construction of 1 percent of total residential units as multi-family transitional housing.

Indicators:

- Amount of housing supply that meets regional Housing Needs Allocation for extremely low, very low, and low income households (increase)
- Percent of new housing to meet the low-income requirements (increase)
- Percent of population who own homes (increase)
- Percent of housing owners with costs greater than 35 percent of income (decrease)
- Ratio of mortgage debt to income (decrease)
- Consistency with Housing Affordability Requirements under RHNA (increase)

3.2.5 Increase Infill and Compact Development

The CAP and NRCP are key to implementation of compact/dense development with a strong transit orientation.

Applicable Strategies:

- Prompt transit-oriented development around Concord and N. Concord BART stations
- Set infrastructure standards to maximize green technologies conservation
- Maximize open space in Los Medanos Area Plan
- Provide Cluster Village development with local high speed transit to regional transit

Indicators:

- Proportion of jobs and housing units within ½ mile of transit (increase)
- Number of jobs and housing units within ½ mile of transit (increase)

- Median distance of housing units to transit (decrease)
- Passenger miles travelled (decrease)
- Acres/1,000 of parkland above City standard (increase)

3.2.6 Revitalize Urban and Community Centers

Applicable Strategies:

- Integrate climate action for the Los Medanos area with GHG reduction activities for Concord as a whole
- Collaborate with subregional and regional transportation planning agencies to establish an effective method for monitoring transportation-related GHG emissions
- Collaborate with transportation planning agencies and transit operators to shift to use of non-polluting vehicles for transit and paratransit

Indicators:

- Dollars spent serving infill development as opposed to Greenfield development (increased)
- Tax revenue from businesses in commercial center (increase)
- Percent decrease in GHG emissions (increase)

3.2.7 Protect Natural Resources and Agricultural Lands

Applicable Strategies:

- Preserve Los Medanos Hills
- Provide on-site mitigation for development in the Los Medanos Area Plan
- Restore and enhance Mt. Diablo Creek

Indicators:

- Acres of protected and/or conserved lands (increase)
- Acres of sensitive habitat avoided (increase)
- Acres dedicated to community/local food production (increase)
- Miles of Mt. Diablo Creek restored (increase)

3.2.8 Reduce Automobile Usage and Fuel Consumption

Understandably some of the strategies developed for the Los Medanos Area Plan would be more straightforward to implement with new development, for example those that are specifically related to site design or are more capital-intensive, than with already developed areas of the City. However, the City-wide CAP would allow identification and measurement of transportation strategies that could be applied on a larger scale, with potentially corresponding benefit. Preliminary examples might include education programs and behavior modification campaigns, employer-sponsored commute incentive programs, land use controls, and internal City policies and programs, such as charging for parking on City streets and limiting the time City vehicles are allowed to idle.

The role of the NRCP in facilitating a reduction in automobile usage and fuel consumption would be to serve as a mechanism for the City to engage with future potential landowners of open space and parkland areas on the site, such as the East Bay Regional Park District, to reach a balance with regulators for setting aside land for habitat conservation as well as accessing land to allow personal mobility (walking, biking, etc.).

Applicable Strategies:

- Make non-automobile modes of transportation attractive and convenient
- Shape land uses and infrastructure to maximize the efficiency of non-automobile modes
- Institute public and employer-based programs to educate and provide incentives to people

- Implement policies to recognize direct and indirect costs of automobile travel

Indicators: (Desired Outcome)

- Transit ridership growth compared to population growth (increase)
- Vehicle ownership rate compared to population (decrease)
- Average vehicle age (decrease)
- Vehicle miles traveled compared to population growth (decrease)
- Miles of dedicated bicycle and hiking trails (increase)

3.2.9 Improve Infrastructure Systems

Previous planning efforts for the Los Medanos Area identified a need to replace and augment existing infrastructure to meet the demands of new development on site. The Area Plan provided a policy framework to guide infrastructure development in the Los Medanos Area with particular emphasis on designing the system to maximize efficiency, reducing total demand on existing utility networks and plants and allowing new systems to be downsized.

While the installation of new infrastructure is capital-intensive and therefore most practically associated with the new site development envisioned for the Los Medanos Area, many other strategies are programmatic in nature and could be applied on a City-wide basis.

Applicable Strategies:

- Maximize reserve flow commute patterns
- Incorporate design standards for green streets
- Set separate strategies for trash, recycling, compost waste streams
- Set design standards to maximize solar opportunities
- Incorporate stormwater collection systems in street design

The Area Plan also identified other infrastructure-related strategies that could potentially be applied City-wide. Strategies related to water conservation are discussed in Section 3.2.10 of this application, energy efficiency strategies are discussed in Section 3.2.11 and transportation was discussed in the previous section.

Indicators: (Desired Outcomes)

- Waste produced per household (decrease)
- Waste produced per square foot for commercial buildings (decrease)
- Proportion of waste diverted to recycling (increase)
- Proportion of waste diverted to composting (increase)
- [Transportation indicators – please see Section 3.2.8 above]
- Jobs to housing ratio (increase)
- Percent of commercial buildings uses passive heating/cooling (increase)

3.2.10 Promote Water Conservation

As discussed above in Section 3.2.9, Improve Infrastructure Systems, water conservation strategies were addressed comprehensively in the Los Medanos Area Plan. Water strategies proposed for the Los Medanos Area were described in sequential steps to improve fixture efficiency, improve site efficiency, improve commercial cooling efficiency, and improve metering capabilities. In addition, education and collaboration strategies were also identified that would promote water efficiency, on-site treatment of stormwater runoff, and water quality. The plan also prompts installation of a separate “purple pipe” system for maximized use of recycled water.

Many of these strategies would be applicable for inclusion in a City-wide CAP.

The NRCP would directly contribute to water conservation by enabling the successful permitting of a sustainable community.

Applicable Strategies:

- Encourage or require fixture retrofits
- Changing landscaping to use more water-efficient plants
- Installing permeable pavement
- Using non-potable water for irrigation and sewage conveyance for commercial buildings/landscapes and public spaces
- Install more efficient cooling towers in large buildings, equip buildings with new digital metering systems to increase user awareness and reduce leaks.

Indicators: (Desired Outcomes)

- Residential water usage per household (decrease)
- Commercial water usage per square foot (decrease)
- Percentage of reclaimed water use (increase)

3.2.11 Promote Energy Efficiency and Conservation

Energy strategies formed a key part of the greenhouse gas reduction program in the Los Medanos CAP. As with water and other resources, many of these strategies would be applicable for inclusion in a City-wide CAP and would bring greater benefit to the community in terms of total energy reduction and efficiency. The Natural Resources Permitting Process would also indirectly contribute to energy conservation by preserving the areas designated for open space and limiting the amount of land that could be developed with energy-requiring uses.

Applicable Strategies:

- Reduce energy load
- Increase passive heating and cooling
- Require efficient heating/air conditioning
- Transition to energy recovery, ending with strategies for energy generation on buildings
- Develop energy-smart education strategies promoting energy efficiency and the use of renewable energy sources

Indicators: (Desired Outcomes)

- Energy consumption per household (decrease)
- Energy consumption per commercial building (decrease)
- Percentage energy from renewable sources (increase)

3.2.12 Strengthen the Economy

The successful implementation of the Los Medanos Area Plan will generate 12,000 new homes, commercial/retail business, 26,000 new jobs and a new four-year university campus. These changes will strengthen the local and regional economy for years to come.

Applicable Strategies:

- Develop a sustainable community
- Provide housing for all economic levels
- Achieve jobs/housing balance
- Increase City-wide average density

Indicators:

- Number of green jobs (increase)
- Net business formation (increase)
- Number of home foreclosures (decrease)
- Unemployment rate (decrease)

3.3 Priority Considerations

3.3.1 Collaboration with public and private stakeholders and community involvement

How Regional Entities will be Engaged

Local and regional stakeholders helped to set a vision for the reuse of the base which has guided staff and consultants in site planning, and adherence to the vision has strengthened the consensus around a proposed Area Plan and CAP for the site. The transparent community-based planning process, including over 45 workshops, study sessions, and board/commission meetings, is an example for other communities and represents BMP's in a host of areas. As introduced previously, the positive independent peer review by ULI supported the designation of the site as a PDA as part of the FOCUS/One Bay Area program of the ABAG and the MTC. The City intends to continue its strong and collaborative working relationship with its regional governments including ABAG and MTC. BART is a sponsoring agency of the City's FOCUS Grant for PDA's. The City is engaged with the State Attorney General's Office, the BAAQMD and the Contra Costa Health Department on Climate Action Planning. The City has engaged the East County HCP, which oversees habitat conservation planning in the area immediately east of the Area Plan area.

How the Community will be Engaged

The City has a continued commitment to transparency in the planning process and to that end works closely with the Collaborative for a Sustainable Concord which is made up of environmental/green planning organizations (Save Mt. Diablo, Greenbelt Alliance, Sierra Club, Audubon Society), labor (Contra Costa Labor Council, IBEW, Carpenters Union Local 152), affordable housing advocates (East Bay Housing Organization, Public Advocates, Arc Ecology), neighborhood groups (CNWS Neighborhood Alliance), education (California State University East Bay, Mt. Diablo Unified School District, Mt. Diablo Valley Community College District). There will be numerous workshops and meetings before City Planning Commission and City Council.

3.3.2 Strategies that serve as BMP for communities across the state

Both processes in this proposal can serve as BMP's for application by local agencies throughout California. In particular, the scope and scale of these processes are applicable to many jurisdictions. The City-wide CAP will provide a comprehensive list of GHG reduction strategies and indicators for measuring achievement. Even if specific strategies may not apply to certain jurisdictions, the methodology for establishing the City-wide baseline and target and demonstrating achievability of the Plan, which will be developed in consultation with the Attorney General, most likely will be applicable. The NRCP will be a model in interagency coordination and development streamlining to develop a strategy for weaving together a complex series of permits. This will result in a comprehensive, unified implementation program that will reduce future demands on permitting agencies and will enhance the ability of the public and private sectors to transform the site in a cost effective and efficient way, while resulting in high-quality habitat protection and management.

3.3.3 Proposal is leveraged with additional resources, in-kind or funds

Funding Sources, Amount Already Committed, and Expected Timing of Funds

The four-year planning effort for the Los Medanos area has been funded through multiple sources including the City of Concord Redevelopment Agency; the Department of Defense, Office of Economic Adjustment; the U.S. Department of Energy; ABAG/MTC and the U.S. Department of Housing and Urban Development. Funding from the SGC will leverage these other funds, which total approximately \$8 Million.

Potential Future Funding Sources and the Amount Expected to be Committed to the Proposal

The total funding request for the grant is \$859,970. The majority of the costs are for consultant support. Staff time for management oversight will be funded by a separate grant from the U.S. Department of Defense, Office of Economic Adjustment. The only direct time charged to the grant by City staff will be a total of 120 hours over the life of the grant for our Public Affairs Manager.

In-kind match for consultant contracting will be about 16% of total consultant fees or \$135,085. This will also come from the Office of Economic Adjustment and the City's Redevelopment Agency.

3.3.4 Proposal addresses Climate Change Impacts.

Identify Potential Climate Change Impacts on the Population, Human or Natural Areas, or Systems most Vulnerable to those Impacts

- In California, climate change is likely to result in annual average temperature increases of between 3 degrees Fahrenheit to 10.5 degrees Fahrenheit by the end of the century (CCCC, 2006). Total annual precipitation levels are not predicted to change significantly, but summer water shortages are expected to increase in intensity as a result of decreasing Sierra Nevada snowpack. The increased temperatures are also predicted to result in a worsening of air quality across the state, more severe heat events, increased agricultural threats from pests and pathogens, and increased frequency of wildfires. Sea level is predicted to rise by between 22 inches and 35 inches by the end of the century, inundating low-lying areas and increasing the frequency and intensity of coastal flooding events and coastal erosion in California. Adaptation to these impacts will be incorporated into the standards and policies proposed in the City-wide CAP.

Improve Adaptation to the Impacts for these Populations, Human or Natural Areas, or Systems

- The City-wide CAP will work to reduce impacts on a broad basis throughout the City and build on the GHG emission reductions established by the Los Medanos Area Plan/CAP. The City-wide plan will be consistent with GHG reduction with regional reduction targets from ABAG/BAAQMD/MTC of 15%.
- Natural Resources Conservation Plan
 - Protects important habitat resources used by state and federally listed species
 - Provides opportunities to enhance wetlands and other habitats
 - Provides for restoration of Mt. Diablo Creek
 - Provides opportunities for introducing passive recreation in open space areas

By achieving these goals on 65% of the Los Medanos planning area, permits can be obtained to allow the remaining land to be sustainably developed with transit-oriented smart growth, which will reduce GHG emissions.

3.3.5 Proposal serves an economically disadvantaged community.

Not applicable

Engagement and Participation of Economically Disadvantaged Community

The City of Concord does not qualify as an Economically Disadvantaged Community although a portion of the community that is economically disadvantaged, the Monument Corridor, is represented in the planning process by the Monument Corridor Partnership.

3.4 Organizational Capacity

The City's Director of Community Reuse Planning, Michael Wright, has over 40 years of experience in managing projects of this magnitude and schedule. He is a member of the City's Executive Management Team and reports directly to the City Manager. He will be responsible for all deliverables, schedule and budget. He will be the direct point of contact and serves as the City Manager's designee in all grant negotiations. All of the grant programs he has managed to date, on the City's behalf, have been completed at or under budget and deliverables have been completed on time. Leveraging other grant funding with a Focus Area 1 grant will minimize the likelihood of a budget overrun, but should one occur the City would self-fund from its Redevelopment Agency. The City has sufficient staff and management tools to properly oversee and deliver the grant products described in this proposal. All budgets/deliverables will be monitored by task and sub-task on a monthly basis. Quarterly reports will be provided to the Strategic Growth Council project team highlighting accomplishments, issues, budget status. The quarterly report will also provide information at the task and sub-task level. The City would require specialized technical assistance for preparation of plans, strategies and monitoring programs for indicator outcomes. The City would use outside consultants for this work including members of its existing consulting team, Arup, Inc. and H. T. Harvey and Associates. The key leads for these firms, Stephanie Glazer (Arup) and Steve Rottenborn (H. T. Harvey), will coordinate the CAP and NRCP respectfully. Their brief biographies are below. All products from this grant would be available via the City's project website at www.concordreuseproject.org.

Stephanie Glazer has 13 years of experience as an environmental engineering management consultant, managing strategic sustainability projects. She develops relevant key performance indicators for environmental impacts, and she has developed quantification models to evaluate the potential effectiveness of various policy options and strategic initiatives. She has developed and verified more than 30 greenhouse gas emissions inventories, in accordance with the California Climate Action Registry (CCAR) General Reporting Protocol and General Verification Protocol, The Climate Registry (TCR) and General Reporting Protocol.

Steve Rottenborn possesses more than 15 years of consulting experience addressing wildlife-related CEQA/NEPA and special-status species issues. His work focuses on wildlife issues, including California and Federal Endangered Species Act consultations. Steve has contributed to the design of monitoring and habitat restoration plans, coordinated endangered/threatened species consultations, and designed and conducted specific studies to answer ecological questions important to both public and private-sector clients. In a project management role, he has managed a number of large and complex projects, supervising data collection and report preparation and spearheading agency consultation.